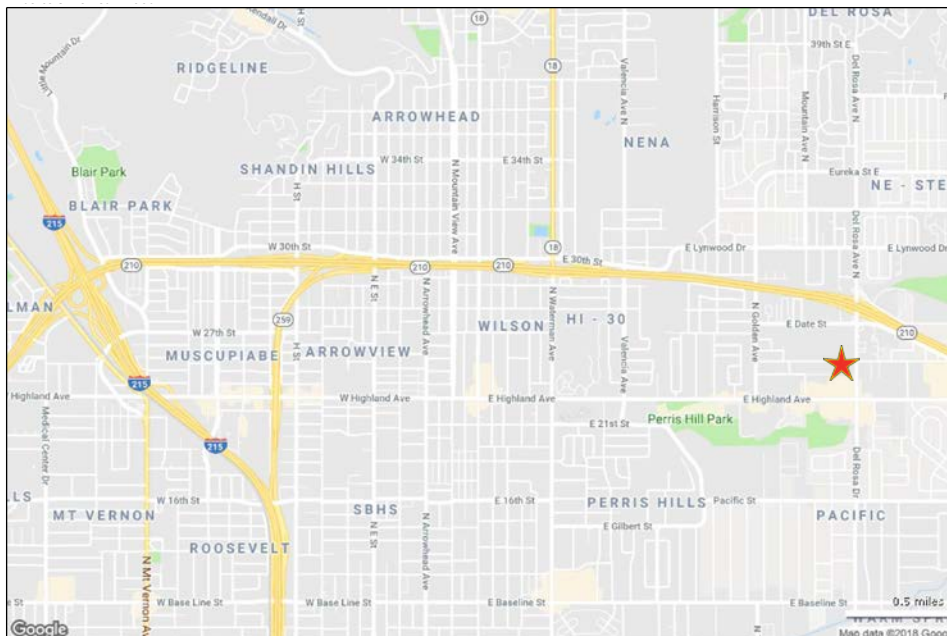


SAN BERNARDINO RETAIL PAD

2354 Del Rosa Avenue, San Bernardino, CA



AREA:

- 1.41± Total Acres; 61,531± SF Land
- APN: 272-201-54 & 272-201-52
- Close Proximity to I-210 Fwy

DESCRIPTION:

- Zoned Commercial

USES:

- Ideal for drive thru restaurant or convenience oriented retail
- Broad range of allowed uses - contact broker for details

EXCLUSIVELY LISTED BY:

Scott Forest

SForest@WestMarCRE.com

CA License: #001396577

Founded in 1988
www.WestMarCRE.com
WestMar Commercial Real Estate



Demographics

Source: CoStar 2018	1 mile	3 mile	5 mile
2018 Population (Estimated)	25,834	151,366	246,828
2023 Population (Projected)	26,917	157,010	255,601
Daytime Employee Population	4,064	36,895	85,504
Average Household Income	\$43,960	\$49,754	\$53,928

Traffic Counts

Source: CoStar 2018	ADT
N. Del Rosa Avenue at E. Highland Avenue	21,965
E. Highland Avenue at N. Del Rosa Avenue	17,929
E. Pumalo Street at N. Del Rosa Avenue	5,723



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